

City of Alexandria, VA

DRAFT 2016 ONE-YEAR ACTION PLAN

FOR HOUSING AND COMMUNITY DEVELOPMENT



April 2015

City of Alexandria, Office of Housing
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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following table shows the amount of funds expected to be available in year one of this Consolidated Plan and the subsequent four years.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	Public Federal	CDBG Program Administration Sub. & Appl. Fair Housing Testing Home Rehab RAMP TAP Winter Shelter	742,789	175,000	360,000	1,277,789	CDBG funds will be used to support community development programs for low to moderate income households. Programs include: Rehab Loan Program (will serve 8 households in FY 2016 and 36 during the next 4 years); Winter Shelter program (will serve 350 homeless persons in FY 2016); and the Transitional Assistance Program (Will serve 45 household in FY 2016 and 180 in the remaining years)

HOME	Public Federal	HOME Admin. HOME Homeownership HOME Housing Opportunities Fund	357,258	76,000		433,258	HOME funds will be used to serve persons with low and moderate incomes. Programs include Flexible Homeownership Assistance Program (will serve 7 households in FY 2016 and 28 in remaining years); and development or preservation of affordable units through acquisition/rehabilitation or new construction.
ESG	Public Federal	Temporary Emergency Shelter	142,695			142,695	Funds provided to New Hope Housing, Inc., under contract with the City, for temporary emergency shelter for homeless persons. Anticipate serving 38 persons in 27 households annually with 65 beds
Ryan White Program	Public Federal	Neighborhood Health Services (Part A)	4,946,540			4,946,540	Funds are provided to the Northern Virginia region. Neighborhood Health Services receives funding for the City and provides outpatient ambulatory medical care, case management, dental, and interpreter and drug assistance services to low-income persons with HIV/AIDS in Alexandria. Anticipates serving 300 persons.

HOPWA	Public Federal	Tenant-Based Rental Assistance Short-term Rent, Mortgage and Utility Assistance Security Deposits	2,010,251			2,010,251	<p>Funds received through Northern Virginia Regional Commission for the Washington ESA. (In Alexandria persons to be served include: Tenant-Based Rental: 11; Short term: 4 yearly).</p> <p>Funds are provided to Agape Housing (\$97,000) to house homeless persons with AIDS in the City. Anticipates assisting 12 households and 20 persons annually.</p>
Public Housing	Public Federal	Public Housing Operation and Capital Improvements	4,828,600			4,828,600	Funds provided to ARHA to maintain 1,150 public housing and replacement units in the City.
Section 8 (Housing Choice Vouchers)	Public Federal	Tenant-Based Rental Assistance	19,131,000			19,131,000	Through ARHA, funding provides tenant-based rental housing subsidies for income-eligible households renting private-market units in the City.
Section 8 Mod Rehab	Public Federal	Project-Based Rental Assistance	1,206,500			1,206,500	Through ARHA, funding provides project-based rental assistance to low income families in the City.
Section 811	Public Federal	Contractual Rental Assistance	\$135,121			\$135,122	AGAPE House administers funds. Funds provide housing assistance for persons living with HIV/AIDS.

City General Fund	Public Local	Match for HOME Program	53,000			53,000	Provides Match for HOME Program
City Housing Trust Fund	Public Local	Match for HOME Program	78,000			78,000	Provides Match for HOME Program
City Housing Trust Fund	Public Local	Affordable Housing Development	1M			1M	Provides funds for the development or preservation of affordable units through acquisition/rehabilitation or new construction
City Dedicated Revenue	Public Local	Affordable Housing Development	600,000			600,000	Provides funds for the development or preservation of affordable units through acquisition/rehabilitation or new construction
City General Fund	Public Local	Safe Haven; Columbus and Wythe, Canterbury and Mayflower, and Notabene Employment Services	302,558 1,960,180			302,558 1,960,180	Provides permanent supportive housing; provides employment services to a diverse population with varying skill levels, ranging from those with less than high school to advanced degrees. Anticipates serving 1,708 persons

Community Partnership	Public Local	Program services for the Emergency Shelter, David's Place and Community; Community Lodgings, Inc.	\$76,944 24,830			\$76,944 24,830	Provides funding to Carpenter's Shelter for emergency homeless shelter. Anticipating serving 950 persons annually and maintaining 60 emergency shelter beds; Community Lodgings, Inc. for the transitional housing program. Will assist 40 persons and 16 households in 6 units annually.
Continuum of Care		Homeless Supportive Housing Program; Homeless Solutions Grant; State HPP	168,216 143,238			168,216 143,238	Funding is provided to New Hope Housing, Inc., to provide permanent shelter and comprehensive services to chronically homeless single women and single men. Will serve 14 households for FY 2016 and 16 during the next four years with 13 beds; Bridges to Independence (formerly Adopt-A-Family) for transitional housing and other services case for homeless families and single women living in emergency shelters. Anticipates serving 36 Individuals in 10 families and 10 housing units annually.

Continuum of Care HUD Supportive Housing	Public Federal	Columbus and Wythe, Canterbury and Mayflower, & Notabene	304,653			304,653	Funding provided to DCHS for Notabene & Family Permanent Supportive Housing (plan to serve 10 individuals and families and 12 over the next 4 years); Canterbury & Mayflower Permanent Supportive Housing (plan to serve 8 individuals and families, and 11 over the next 4 four years); and Columbus and Wythe Permanent Supportive Housing Program (plan to serve 7 individuals and families and 9 over the next 4 years)
Safe Haven	Public Federal	Safe Haven	55,255			55,255	Riley Place/Safe Haven. Will serve 12 Individuals, and 24 individuals over the next 4 years

Family Violence Prevention Services Act (FVPSA), and Victims of Crime Act passed through the Virginia Department of Social Services]	Public Federal	Women's Shelter	198,855			198,855	Provide emergency shelter to victims of domestic violence
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Workforce Investment Act/VA Dep. of Social Services	Public Federal	DCHS Employment Services	1,774,981			1,774,981	Funding to provide employment services are provided to a diverse population with varying skill levels, ranging from those with less than high school to advanced degrees. Anticipates serving 1,708 persons
Other			94,757 100,000			94,757 100,000	Salvation Army- Cornerstone provides transitional housing to 4 homeless households annually to help them transition from homelessness to self-sufficiency ALIVE! House provides transitional shelter and access to supportive services for 4 homeless families or single women reuniting with their children

Table 1 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

HOME match requirements will be satisfied with local resources such as City General Fund; ESG match requirements will be satisfied through City General Fund, Virginia Homeless Solutions Program grant, and private resources, volunteer hours, and the Lambert Fund; Homeless Supportive Housing funds match requirements will be satisfied with supportive services, operating costs and administrative costs; and other federal funds will be leveraged with other local and private resources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

A number of recommended policies and actions in the form of principles, goals, strategies, tools, and funding strategies are noted in the City Housing Master Plan. One recommendation included the establishment of a policy of maximizing public land for the development of affordable housing on City-owned land. This tool will be studied during the Consolidated Plan years.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

The following table shows the amount of funds expected to be available in year one of this Consolidated Plan and the subsequent four years.

Goal Descriptions

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (formula grants)	Goal Outcome Indicator
1	Affordable Rental Housing	2016	2017	Affordable Housing	Citywide	Affordable Housing-Rehab/Acquisition/New Development Multi Unit Rental Housing	HOME	Rental Units developed or preserved: 30
2	Affordable Owner Housing	2016	2017	Affordable Housing	Citywide	Affordable Housing Acquired/Rehab/Resold (ANSP)	HOME	Homeownership Housing Rehabilitated Housing Units: 4
3	Affordable Ownership Housing	2016	2017	Affordable Housing	Citywide	Affordable Housing Homebuying Assistance (FHAP)		Direct Financial Assistance to Homebuyers Households Assisted: 7
4	Affordable Owner Housing-Rehabilitation	2016	2017	Affordable Housing	Citywide	Housing Rehabilitation (Rehab Program)	CDBG	Homeownership Housing Rehabilitated Owner housing units rehabilitated: 8
5	Public Services Homelessness -Transitional and Emergency Housing	2016	2017	Homeless	Citywide	Transitional and Emergency Housing (Winter Shelter)	CDBG	Public Service Activities Households Assisted: 1,200 consisting of 1,400 persons
6	Public Services Homelessness -Transitional and Emergency Housing	2016	2017	Homeless	Citywide	Transitional and Emergency Housing (TAP)	CDBG	Public Service Activities Households Assisted:28 consisting of 72 persons
7	Affordable Rental Housing – Disabled	2016	2017	Affordable Housing	Citywide	Affordable Housing –Rental Rehab (RAMP)	CDBG	Rental Units Rehabilitated Units Rehabbed: 3
8	Economic Development	2016	2017	Economic Development	Citywide	Economic Development (ECDC)	CDBG	Jobs Created: 19 Jobs Retained: 9

Table 2 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

Below is a summary of the eligible CDBG and HOME projects that will take place during the program year that address the City's priority needs. Specific objectives are detailed in the individual project descriptions below.

Projects

#	Project Name
1	CDBG Program Administration
2	HOME Program Administration
3	CDBG Application for Federal Program (AD)
4	Fair Housing Testing (AD)
5	Rehabilitation Loan Program
6	Flexible Homeownership Program (FHAP)
7	Rental Accessibility Modification Program
8	Alexandria Neighborhood Stabilization Program
9	DCHS Transitional Assistance Program (TAP)
10	DCHS Winter Shelter Program
11	DCHS Eviction Storage Program

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding priorities have not changed from those outlined in the Strategic Plan.

AP-38 Project Summary

Project Summary Information for HOME and CDBG

Project Name	Housing Opportunities Fund (HOME)
Provider(s)	Private Developers and Office of Housing
Target Population	Extremely Low-to Moderate-Income Renters
Needs Addressed	Affordable Housing
Description	Development or preservation of affordable units through acquisition/ rehabilitation or new construction
Geographic Distribution	Citywide
Projected Funding For City FY 2016 (By Source)	Total- \$2,243,645 (HOME -\$319,845; GF-\$26,800; Dedicated Revenue - \$570,000; HTF - \$1,370,000)
Service Objective	Develop, preserve, rehabilitate or construct 30 rental units
Goals Supported/ Performance Measurement	Objective: Decent Affordable Housing; Outcome: Affordability
Project Name	Home Rehabilitation Loan Program
Provider(s)	Office of Housing
Target Population	Extremely Low-to Moderate-Income Homeowners
Needs Addressed	Affordable Housing
Description	Provides no-interest deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities. Includes energy efficiency improvements
Geographic Distribution	Citywide
Projected Funding For City FY 2016 (By Source)	\$1,000,641 (CDBG—\$515,641; CDBG Carryover - \$360,000; CDBG Program Income – \$125,000)
Service Objective	Rehab 8 housing units for 8 households
Goals Supported/ Performance Measurement	Objective: Decent Affordable Housing; Outcome: Affordability
Project Name	Flexible Homeownership Assistance Program (FHAP)
Provider(s)	Office of Housing
Target Population	Homebuyer up to City-established Maximum Income Limits.
Needs Addressed	Provide decent affordable housing

Description	Provides assistance for the purchase of previously assisted resale-restricted units and for special projects through deferred-payment second trust loans for downpayment and closing cost assistance to eligible first-time homebuyer households. (Other program restrictions applied)
Geographic Distribution	Citywide
Projected Funding For City FY 2016 (By Source)	TOTAL - \$340,000 (CDBG Program Income - \$50,000; HOME Program Income - \$40,000; HTF - \$250,000)
Service Objective	Households Assisted - 7
Goals Supported/ Performance Measurement	Objective: Decent Affordable Housing; Outcome: Affordability
Project Name	Alexandria Neighborhood Stabilization Program (ANSP)
Provider(s)	Office of Housing and Rebuilding Together Alexandria (RTA)
Target Population	Low- to Moderate-Income Homebuyers
Needs Addressed	Affordable Housing
Description	Funding provided to RTA to acquire, rehabilitate and resale housing units.
Geographic Distribution	Citywide
Projected Funding For City FY 2016 (By Source)	HOME funding revolves within the program
Service Objective	Households Assisted - 4
Goals Supported/ Performance Measurement	Objective: Decent Affordable Housing; Outcome: Affordability
Project Name	Transitional Assistance Program (TAP)
Provider(s)	Department of Community and Human Services (DCHS)
Target Population	Persons who are at risk of homelessness
Needs Addressed	Affordable Housing
Description	Provides security deposit and rental assistance to households experiencing or at-risk of homelessness.
Geographic Distribution	Citywide
Projected Funding For City FY 2016 (By Source)	CDBG - \$50,000 (direct financial assistance only)
Service Objective	Households Assisted - 45
Goals Supported/ Performance Measurement	Objective: Decent Affordable Housing; Outcome: Affordability

Project Name	Winter Shelter Program (CDBG)
Provider(s)	Carpenter's Shelter, through contract with the City of Alexandria
Target Population	Persons who are homeless
Needs Addressed	Public Services
Description	Provides seasonal shelter including workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
Geographic Distribution	Citywide
Projected Funding For City FY 2016 (By Source)	CDBG - \$20,000
Service Objective	300 households served
Goals Supported/ Performance Measurement	Objective: Decent Affordable Housing; Suitable Living Environment ; Outcome: Affordability/Accessibility
Project Name	Eviction Assistance and Furniture Storage Program
Provider(s)	City of Alexandria Department of Community and Human Services (DCHS)
Target Population	Persons who are homeless
Needs Addressed	Public Services
Description	Provides financial assistance to store the possessions of persons who have been evicted and lack a suitable place to store such items
Geographic Distribution	Citywide
Projected Funding For City FY 2016 (By Source)	CDBG carryover - \$5,800
Service Objective	21 households served
Goals Supported/ Performance Measurement	Objective: Decent Affordable Housing; Suitable Living Environment ; Outcome: Affordability/Accessibility
Project Name	Rental Accessibility Modification Program (RAMP)
Provider(s)	Office of Housing
Target Population	Extremely Low- to Moderate-Income Disabled Renters
Needs Addressed	Affordable Housing

Description	Supports accessibility modifications in income-eligible renter households with grants of up to \$50,000 in CDBG funds for substantive modifications and mini-grants of up to \$1,500 from the City's Housing Trust Fund for more minor modifications
Geographic Distribution	Citywide
Projected Funding For City FY 2016 (By Source)	Total - \$57,500 (CDBG)
Service Objective	3 households served
Goals Supported/ Performance Measurement	Objective: Decent Affordable Housing; Outcome: Affordability/ Accessibility
Project Name	Fair Housing Testing Program
Provider(s)	Office of Housing
Target Population	N/A
Needs Addressed	Fair Housing
Description	Funds the testing of rental properties and realtors in the City to identify any discriminatory practices in the rental and sales housing market. Investigate, counsel and conciliate 1,000 landlord/ tenant complaints per year; Conduct one round of fair housing testing per year to ensure equal access to housing by qualified renters and homebuyers; and Conduct two to three fair housing trainings per year
Geographic Distribution	Citywide
Projected Funding For City FY 2016 (By Source)	Total - \$21,306 (CDBG)
Service Objective	1 round of testing
Goals Supported/ Performance Measurement	Objective: Suitable Living Environment; Outcome: Sustainability
Project Name	Microenterprise Loan Program
Provider(s)	ECDC Enterprise Development Group
Target Population	Small businesses owned by low-and moderate income, minority and women entrepreneurs located in underserved areas.
Needs Addressed	Public Services
Description	Provides loans to small businesses in the City of Alexandria that do not yet qualify for conventional loans.
Geographic Distribution	Citywide

Projected Funding For City FY 2016 (By Source)	No new City expenditures are anticipated for this program, but a City allocation of CDBG funds made in a prior year continues to support the program through a loan loss reserve.
Service Objective	Provide 19 loans, Create 19 jobs, and maintain 9 jobs
Goals Supported/ Performance Measurement	Objective: Creating Economic Opportunity; Outcome: Sustainability

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Unless otherwise indicated in the Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds during the Consolidated Plan period will be the entire City of Alexandria, which includes areas of minority concentration. While CDBG- and HOME-funded programs are not specifically targeted on a geographic basis according to minority concentration, minorities have always constituted the majority of the beneficiaries of activities supported with such monies. As indicated in the most recent Consolidated Annual Performance and Evaluation Report (CAPER), minorities constituted 83% of the City's CDBG and HOME beneficiaries for the program year ending June 30, 2014. Staff anticipates that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries over the next five years.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The tables below are based on the CDBG and HOME program goals expected to be accomplished during FY 2016.

One Year Goals for the Number of Households to be Supported	
Homeless	366
Non-Homeless	
Special-Needs	3
Total	369

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	30 *
Rehab of Existing Units	
Acquisition of Existing Units	19
Total	49

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

*During FY 2016, 30 units will be developed or preserved through acquisition, rehabilitation, or new construction for households at or below 60% AMI.

AP-60 Public Housing – 91.220(h)

Introduction

The Alexandria Redevelopment and Housing Authority (ARHA) offers 1,150 of Public Housing/Replacement units to extremely low-to moderate-income households in the City. The City's and ARHA's primary objective for affordable rental units is to maintain the supply, at a minimum, of the 1,150 publicly-assisted rental units as required by Resolution 830.

Actions planned during the next year to address the needs to public housing

- Preserve and maintain the existing supply of 1,150 public housing and replacement units in the City;
- Preserve up to 1,500 Housing Choice Vouchers from its 1,926 allocation to low- to moderate income households.
- Ladrey Highrise. Planned Disposition Application and Mixed-finance redevelopment (acquisition/rehabilitation) of the project using 4% Low Income Housing Tax Credits and tax exempt bond financing.
- Ramsey Homes. Planned Disposition Application and Mixed-finance redevelopment of the project using 9% Low Income Housing Tax Credits.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

ARHA is engaging in a community outreach process related to its planned Disposition Applications and the redevelopment of the Ladrey Highrise and Ramsey Homes sites. Meetings with the residents began in the fall of 2014 and will continue on a regular basis for the duration of the effort. Residents are strongly encouraged to come out and participate, especially as it relates to the local government efforts related to the development review process, so that their voices are heard along with those voices of the surrounding communities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City's public and private homeless service providers offer a comprehensive array of services and facilities through a continuum of care system designed to address the needs of persons in the City who are homeless or threatened with homelessness. The goal is to promote successful placement in permanent, affordable housing without recurring episodes of homelessness.

Each year, The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership) members participate in a HUD Continuum of Care (CoC) program competition to obtain grant funding for projects that provide housing and services to individuals and families experiencing homelessness. This grant opportunity requires the submission of a collaborative application for the funding of programs that fit within specific eligibility guidelines. The Commonwealth of Virginia has also adopted a collaborative process for all homeless service funding.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including,

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In FY 2016, outreach, assessment, case management, mental health emergency services, emergency shelter, domestic violence shelter, and counseling services will be provided as part of the service delivery of the City's Department of Community and Human Services (DCHS). City services operate in conjunction with a private non-profit emergency shelter and the Alexandria Health Department. Emergency assistance and food programs supported by Catholic Charities will also continue. Catholic Charities anticipates assisting 1950 households consisting of approximately 4,750 persons.

Through the Projects for Assistance in Transition from Homelessness (PATH), the City will also provide community-based outreach, mental health, substance abuse, case management and other supportive services, and a limited set of housing services funded by the PATH grant. PATH is a federal, state and local partnership that provides outreach and assistance to adults with serious mental illness who are unsheltered.

Addressing the emergency shelter and transitional housing needs of homeless persons

The following emergency shelters and transitional housing programs will be provided to address the needs of homeless persons in the City in FY 2016:

Carpenter's Shelter will provide emergency shelter, aftercare, case management and supportive services to homeless families and single adults. Staff anticipates serving 950 homeless persons and maintaining 60 beds and 14 units.

The Alexandria Community Shelter is a City-owned, 65 bed emergency shelter operated by New Hope Housing, Inc. The Shelter will provide temporary emergency shelter and comprehensive services to homeless families, single women and single men. New Hope Housing staff will provide case management. In FY 2016, 38 individuals and 27 homeless families are expected to be assisted.

The Alexandria Women's Shelter, under DCHS, provides emergency shelter to victims of domestic violence. Staff expects to maintain 21 beds to assist women and children escaping domestic abuse.

Carpenter's Shelter, Winter Shelter Program, through a contract with the City, provides seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months. Under this program, 67 beds are expected to be maintained and 350 homeless persons are expected to be served.

The City will also continue to support the housing and service needs of homeless persons and at-risk populations through the competitive Alexandria Fund for Human Services. Since City FY 1999, funds from the Community Partnership Fund and Youth Fund components of the Alexandria Fund for Human Services have been awarded annually to support non-profit organizations addressing the shelter, housing, counseling, and service needs of homeless families, youth, and persons with disabilities and persons living with HIV/AIDS.

ALIVE! House will provide transitional shelter and access to supportive services for homeless families and single women reuniting with their children. In FY 2016, ALIVE! House will provide 4 homeless households with transitional housing.

Community Lodgings, Inc. will provide homeless persons, many of whom are leaving emergency shelters, with transitional housing, case management, education and other supportive services. During FY 2016, the agency anticipates providing services to 16 households, consisting of 40 persons and maintaining 14 beds in 6 housing units.

Bridges to Independence is a scattered site permanent housing program serving both the

Alexandria and Arlington communities. Under the program, homeless persons receive rental subsidy through rapid re-housing funding provided by a Continuum of Care Competitive HUD grant for up to 12 months. In addition, participating clients receive extensive career counseling and opportunities to engage in job readiness and vocational education as a way to increase employment options and build assets. In FY 2016, approximately 10 families consisting of 36 individuals in 10 housing units will receive assistance.

Salvation Army-Cornerstone Transitional Housing Program provides transitional housing, case management and other supportive services to help homeless persons transition from homelessness to self-sufficiency. Under the program, 4 households will receive services in FY 2016.

Christ House is a shelter and soup kitchen for men. It provides transformational services for up to six months for men who are seeking to become self-sufficient, and provides approximately 70 people a hot meal each night during the year. Christ House will maintain 18 beds for homeless men during FY 2016.

During FY 2016, Guest House will provide 10 transitional housing beds in a group home setting, along with supportive services to help female ex-offenders transition to self-sufficiency.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Through the City's continuum of care system, homeless persons are able to receive assessment for housing needs and referral to appropriate housing and homeless services. Individuals and families who are at risk of homelessness may be able to avoid becoming homeless through prevention programs. Those who are literally homeless are assessed for appropriate housing and services and may be placed directly into permanent or transitional services. When emergency shelter is necessary, case management promotes rapid housing and employment.

The following facilities and programs will be provided during FY 2016 to help homeless persons make the transition to permanent housing and independent living:

New Hope Housing, Inc., a non-profit agency, administers the Rapid Re-housing Assistance program, through the Alexandria Community Shelter, to assist families and individuals who are experiencing homelessness become quickly re-housed and stabilized. It is anticipated that 30 households will receive rapid re-housing assistance in FY 2016. New Hope Housing, Inc. also

provides permanent shelter and comprehensive services to chronically homeless single men and women. During FY 2016, the agency's objective is to maintain 13 permanent supportive housing beds to serve chronically homeless individuals.

Under the Homeless Prevention Program, Centralized Assessment, located within the City of Alexandria's Department of Community and Human Services (DCHS), provides homeless prevention services. Prevention is the first strategy explored for an individual or family at risk of homelessness. Prevention funds can be used to pay rent arrears and/or utility arrears. Prevention staff may also provide interventions within the home to ease tension and enable individuals and families to remain housed.

DCHS prevention services include case management, rent, and utilities assistance to households facing immediate eviction into homelessness. In FY 2016, it is anticipated the 64 households, consisting of 188 persons, will receive prevention assistance. DCHS also administers the Community and Emergency Services program, which provides short-term rental and/or utility assistance as homeless prevention to low-income households. It is anticipated that 1,300 households, consisting of 3,000 persons will receive assistance in FY 2016.

The Transitional Assistance Program (TAP), funded with CDBG, provides security deposit and rental assistance to households experiencing or at-risk of homelessness. The Program, administered by DCHS, is expected to assist 45 households, consisting of 136 individuals, during in FY 2016.

The Eviction Assistance and Furniture Storage Program, also funded with CDBG and administered by DCHS, provides furniture storage and emergency shelter referrals for eligible low-income households facing immediate eviction. It is anticipated that 21 households, consisting of 44 individuals will receive assistance during FY 2016.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Alexandria Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), has memorandums of understanding (MOU) with private and public care institutions and the criminal justice system which are designed to keep individuals from being discharged into homelessness. Also, DCHS is responsible by state code to provide discharge planning services to individuals who are in state psychiatric hospitals. Policies

are in place to ensure that adequate discharge planning takes place and housing options are available at discharge.

Beginning at age 14, any youth receiving foster care services has an annual transitional living plan meeting within 90 days of each upcoming birthday. The youth participates in the development of a transitional living plan that outlines goals and objectives in skill areas identified by the youth. Several life skills programs are made available to youth 14 or older in foster care. Youth 18 and over can choose to continue to receive services to age 21 as long as they remain in school.

The following facilities and programs will be provided during FY 2016 to help low-income individuals and families avoid becoming homeless:

During FY 2016, DCHS will administer the Rent Relief Program. The Program will provide financial assistance to income-eligible renters who receive no other rental subsidies, and who are 65 or older or have a complete and total disability. Benefit levels vary based on income. It is estimated that 80 households, consisting of 114 persons will be assisted under this program.

Safe Haven, administered through the Alexandria Community Services Board, will continue to provide supportive housing and services for homeless or chronically homeless individuals with mental illness or co-occurring mental health and substance use disorders. It is anticipated that Safe Haven will maintain 12 beds and serve 12 individuals in 3 housing units in FY 2016.

DCHS in conjunction with The Alexandria Community Services Board (ACSB) and Sheltered Homes of Alexandria (SHA) provides permanent supportive housing for homeless persons who are mentally ill and /or have substance use disorders. During the first year of the Consolidated Plan period, the City expects to maintain 33 beds in 19 housing units to serve 49 persons. In FY 2016, Carpenter's Shelter will provide permanent supportive housing to include 8 beds in 8 units and will serve homeless individuals with mental illness and substance use disorders.

Foster Care Program

During FY 2016, the DCHS Center for Families & Children's Foster Care Program will provide a Transitional Living Plan program for youth receiving foster care services. Approximately individuals youths are expected to participate in the program.

Other programs that will be provided during FY 2016 that will address low-income individuals' housing, health, social services, employment, education, or youth needs include the following:

The Rental Accessibility Modification Program (RAMP), funded with CDBG and administered by the Office of Housing, is offered to disabled renter households with incomes at or below HUD's moderate-income limits who are living in privately- owned rental properties and require

accessibility modification. Staff anticipates 3 households will receive RAMP assistance in FY 2016.

The Flexible Homeownership Assistance Program (FHAP), funded with HOME funds, and administered by the Office of Housing, will provide deferred-payment second trust loans of up to \$50,000 for down payment and closing cost assistance to income qualified, first-time homebuyer households, specifically for resale of previously assisted resale restrict units and special projects. During the first year of the Consolidated Plan, 7 households meeting income and other eligibility criteria will receive assistance.

The Home Rehabilitation Loan Program, funded with CDBG funds, and administered by the Office of Housing, will provide no-interest, deferred payment loans to low-and moderate-income homeowners for home rehabilitation activities that include energy efficiency improvements. Staff anticipates 8 rehab construction projects will be completed for 8 households.

Alexandria Neighborhood Stabilization Program (ANSP) will provide funding to Rebuilding Together Alexandria to acquire, rehabilitate and sell housing units to first-time, low-to moderate-income homebuyers. Funding will also be provided to assist eligible first-time homebuyers with the purchase of these units. Funds will be determined from net proceeds of units sold from the initial allocation of HOME and match dollars. Staff anticipates 4 households will receive assistance during FY 2016.

The City's Department of Finance administers the Real Property Tax Relief Program targeted at income-eligible and /or disabled homeowners. The Program relieves the housing tax burden for the elderly and/or disabled homeowners with certain incomes who may not be able to pay their house tax. In FY 2016, 1337 disabled homeowners and 30 disabled veteran homeowners are expected to receive assistance.

The Northern Virginia Family Services (NVFS) provides long-term Tenant based Rental Assistance (TBRA) to persons living with HIV/AIDS in the City. NVFS also offers short-term housing assistance and other housing services such as housing and financial counseling and emergency utility assistance, which are provided on a regional basis and are available to Alexandrians living with HIV/AIDS. During FY 2016, staff expects to provide TBRA vouchers to 11 Alexandria households, and short-term security deposit assistance to 4 Alexandria households.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

State Restrictions. The City continues to work toward eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be State restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary.

A Developer Contribution Work Group was convened in FY 2011 to revisit the City's developer's contribution formula and recommend changes to provision of affordable housing in the event of bonus density. The Group's findings are incorporated into the final Housing Master Plan, which was adopted by City Council in January 2014. The Housing Master Plan identifies a number of tools and strategies and some are anticipated to be implemented during FY 2015, including establishing a development fee relief program, enhancing the Home Rehabilitation Loan Program, and maximizing public land for affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

As noted in the City's Housing Master Plan (HMP), the City has identified programmatic, zoning and funding tools that could be implemented to address obstacles to meeting underserved needs and to foster and maintain affordable housing. While several identified tools could be implemented immediately, some tools will require additional study, community processes, and possible even changes to the stable enabling language.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle faced by the City in addressing the housing and community development needs of lower-income households and persons with special needs is the limited availability of needed resources to provide affordable rental housing units. The recently City Council-approved Housing Master Plan (HMP) data projections show that by 2030, demand for housing units priced for households at or below 60% AMI will exceed supply by more than 7,000 units. Under the HMP, the City has established a target of providing, preserving, or assisting 2,000 affordable units from FY 2014 through FY 2025 through the implementation of goals, strategies, and tools as contained in the HMP. These goals, strategies, and tools are in accordance with the City Council Strategic Plan, Goal 7, strategic initiatives: provide increased housing choices for low and moderate income households of three or more persons, and offer a diversity of housing choices for households and individuals covering the entire range from 0 to 50% of median, with special attention to households with extremely low-incomes (30% of median and below), including households with special needs. The City will continue to identify possible resources to assist in preserving and expanding the supply of affordable housing for lower-income households and persons with special needs.

Actions planned to foster and maintain affordable housing

For rental housing, the City's primary goal is to preserve the existing supply of public housing and replacement units covered by Resolution 830 (Section NS-35 of the Consolidated Plan). In addition, subject to available resources, the City seeks to preserve the supply of other assisted rental housing, and to preserve and expand the supply of affordable private market rental housing. Affordable rental housing is generally defined as having rent levels that do not exceed those used for Low Income Housing Tax Credits (LIHTC) Program purposes, which are affordable to households at 60% of the area median income paying no more than 30% of their income for rent. With regard to homeownership, the primary goal is to provide homeownership opportunities for households with incomes between 60% of the median income for the area (as

of March 6, 2015, \$68,000 for a household of four) and the City-established maximum income limit (currently \$85,600 for a family of four).

Actions planned to reduce lead-based paint hazards

During the Consolidated Plan period, the City will continue to ensure that applicable programs are operated in accordance with HUD's Title X regulations on lead-based paint. All Flexible Homeownership Assistance Program (FHAP) and Neighborhood Stabilization Program (NSP) purchasers receiving federally-funded home purchase loans will be provided with a copy of the Environmental Protection Agency pamphlet "Protect Your Family from Lead in Your Home" and will receive a disclosure form from the seller noting any known presence of lead-based paint. Units identified for purchase must be visually inspected for scaling, cracked, peeling or chipped paint by a certified risk assessor or Housing Uniform Physical Condition Standards (UPCS) inspector trained in visual assessment.

For federally-funded cases in which deteriorated paint surfaces are identified, the City will continue to require that such surfaces are stabilized before the homebuyer moves into the home. Such work must be conducted using safe work practices, and clearance testing must be conducted to determine that the lead hazard mitigation activities are complete. Prior to loan closing, and within 15 calendar days of the completion of lead hazard reduction activities, the homebuyer will be notified of the results of the clearance examination in a detailed report.

Assessments will also be conducted when painted surfaces are disturbed or replaced through the City's Home Rehabilitation Loan Program. All costs associated with soil analysis tests (which must be done by the state) and the abatement of lead-based paint hazards will be included as part of the client's rehabilitation loan. For this program, the level of assistance being provided determines the actions that need to be taken to meet the requirements of the Title X regulations.

All testing and risk assessments, as well as clearance of any identified lead hazards, will be performed by a certified lead-based paint inspector and a certified risk assessor to determine if rehabilitated units are safe for future occupants. At all times during rehabilitation, the City will ensure that interim controls and standard treatment practices are followed. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization. The City will continue to follow regulatory requirements regarding abatement and permanently remove lead-based paint hazards, often through paint and component removal and enclosure. In

addressing these hazards, the City will continue to follow safe work practices for all work to be completed on lead-based paint surfaces.

All initial meetings with the loan applicant and the project architect will include a discussion of lead-based paint requirements that may result in additional rehabilitation work and/or costs that were not anticipated by the client. If necessary to cover the cost of lead abatement activities, the program's loan limits can be exceeded, and the loan-to-value ratio can go as high as 110% of the home's value.

The Health Department will continue its lead-screening program for children at a projected cost of \$6,200 (not including follow-up or case management). Tests will be conducted to determine if the lead level of Alexandria children is above acceptable levels. Children with screening (capillary) levels above 10 µg/dl will have venous blood tested for lead levels. For children determined to have venous blood lead levels above 15 µg/dl, the Health Department will conduct environmental tests using its lead-based paint analyzer on suspect buildings in the City where these children live or play. Children with marked elevations will receive case management for necessary treatment and follow-up.

Actions planned to reduce the number of poverty-level families

The City's strategy regarding assistance to households with incomes below the federal poverty line is generally to support those programs, within available funds, that will help reduce the number of these households by improving their economic status through education, job training and job placement, and other support services. Many of the supportive housing and services for the extremely low- and low-income previously described in this Plan, especially those for homeless and at-risk persons, coincide with this strategy. As noted below, many of the City programs and services are offered in coordination with other public, private and non-profit organizations.

Actions planned to develop institutional structure

The organizational structure for carrying out the City of Alexandria's affordable and supportive housing strategy is well developed and involves a variety of public and private entities. This established structure is very effective in implementing activities and programs to meet community needs. The City, public agencies such as ARHA, and the network of private provider agencies which offer housing and/or supportive services in collaboration with public agencies actively pursue opportunities to provide additional resources for particular steps on the continuum of care services.

The Department of Community and Human Services (DCHS). DCHS provides essential safety net services that improve or maintain the quality of life for Alexandrians, including social services and public benefits assistance, and mental health, intellectual disability and substance abuse services. DCHS continues to promote affordable housing and improve services to homeless Alexandrians by partnering and advocating with Alexandria Redevelopment and Housing Authority (ARHA), Alexandria Housing Development Corporation (AHDC), the Virginia Department of Behavioral Health and Development Services (DBHDS) and other housing organizations, community partners, and stakeholders to advocate for more affordable housing opportunities and funding for housing options.

Actions planned to enhance coordination between public and private housing and social service agencies

Office of Housing staff will continue to work in cooperation with staff from the City's Department of Community and Human Services, and non-profit organizations to address affordable housing and supportive housing needs of the homeless and other persons with special needs.

Partnership to Prevent and End Homelessness (The Partnership). The Continuum of Care group, which is the City's Partnership to Prevent and End Homelessness, also known as The Partnership, consists of public and private homeless service providers, philanthropic organizations and other interested groups, that work together to implement the FY 2014-2025 City Council-approved Strategic Plan to Prevent and End Homelessness in the City of Alexandria. The Partnership ensures the planning, coordination and implementation of an effective and efficient system-wide response to homelessness within the City of Alexandria; coordinates funding for efforts to rapidly rehouse homeless individuals and families; promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

The Alexandria Council of Human Service Organizations (ACHSO) is formed to improve human services through cross sector collaboration to benefit the entire Alexandria community, resulting in an innovative and integrated human services model. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs. A membership directory can be found on ACHSO's Web site at www.alexandriava.gov/ACHSO.

The Alexandria Redevelopment and Housing Authority (ARHA) and City agencies frequently, and informally, coordinate their efforts to serve public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies, and community members, coordinates service delivery efforts. The Office of Housing continues to provide support to ARHA's redevelopment effort.

The Office of Housing also works with various agencies such as the Virginia Housing Development Authority (VHDA) to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels. Ongoing Foreclosure Prevention Clinics have been sponsored by the Office of Housing and Housing Counseling Services, a HUD-approved housing counseling agency, to provide guidance and counseling to Alexandrians who may be facing foreclosure or who are simply having trouble balancing their monthly expenses. Participants are individually assessed and given the opportunity to schedule a default and delinquency counseling session immediately.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Activities planned with respect to all CDBG and HOME funds expected to be available during the program year (including program income that will have been received before the start of the new program year) are guided by the principals, strategies, and goals established in the 2013 City Council-approved Housing Master Plan, including the following:

1. Preserve the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured.
2. Provide or secure long-term affordable and workforce rental housing through strategic new development and redevelopment
3. Provide and support the provision of affordable and workforce home purchase opportunities for Alexandria residents and workers
4. Enable homeowners to remain in their homes safely, comfortably, and affordably.
5. Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities
6. Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities
7. Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of our children, families and community

The recommended principles, goals, strategies, and tools contained in this Housing Master Plan provide a framework for the City to achieve a range of affordable housing options to serve a wide variety of housing needs, preserve and enhance its diversity, and contribute to a strong and vibrant economy.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Consolidated Plan requires that the City describe other forms of investment proposed for use of HOME Program funds that are not included in the HOME Program regulations. The regulations include the following eligible forms of assistance: equity investments; interest-bearing loans or advances; non-interest bearing loans for advances; interest subsidies; deferred payment loans; and grants. The City does not plan to utilize any other additional forms of investment that are not included in the HOME Program regulations.

Definition of Modest Housing for HOME-Assisted Ownership Units. To comply with the Home Program requirement that HOME-assisted ownership housing units qualify as affordable housing (i.e., that a unit's value does not exceed 95% of the median purchase price for single-family housing in the area), the City is required to define "modest housing" and describe the procedures to be used to determine that HOME-assisted ownership units fall within that definition.

As allowed by the HOME regulations for activities involving homeownership housing, the City will qualify a unit as modest housing for HOME purposes if the value of the unit falls within the Single Family Mortgage Limits under Section 203(b) of the National Housing Act (as of 1/13/2014 \$625,500 for a one-family home). When the HOME-funded activity involves homebuyer assistance, the City will utilize an appraisal to determine the property value of the assisted housing unit. When the activity involves rehabilitation of an owner-occupied housing unit, the City will generally utilize the property tax assessment to determine value. However, if the owner's equity is inadequate to secure the City's loan, the City may order an after-rehabilitation appraisal to establish whether or not the loan-to-value ratio will be acceptable upon completion of the rehabilitation.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture Provision. The City will provide home purchase assistance in the form of no interest, deferred payment, second trust loans up to the Flexible Homeownership Assistance Program's maximum loan limit (currently \$50,000). The sale of all HOME-assisted properties during the required affordability period will be governed by the recapture guidelines below which have been previously approved by HUD:

- i. The City's HOME-funded loan shall be repaid in full from the net proceeds of the sale of any HOME-assisted property. If the net proceeds are less than the full amount of the HOME subsidy, the borrower shall pay the net proceeds available to the City.
- ii. For sale of all HOME-assisted properties occurring in the first five years following HOME-assisted purchase, an anti-speculation surcharge will be assessed equal to 25 percent of the loan value in the first year and decreasing by 5 percent in each subsequent year. The applicable surcharge, in combination with the loan repayment, shall not exceed the net proceeds of the sale. The City reserves the right to waive the surcharge in cases where potential speculation is not a factor (e.g., limited equity cooperatives).
- iii. Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.

3. A description of the guidelines for resale or recapture that ensures the affordability of units

acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows: *N/A*

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows: *N/A*